

RINA DIRISIO  
REAL ESTATE, BUT BETTER



2472 CHAPLIN ROAD

OAKVILLE, ON





## WELCOME TO THE BEAUTIFUL LAKEFIELD MODEL BUILT BY CUSTOM BUILDER DAWN VICTORIA HOMES.

Diligently maintained and tastefully updated original owner home with a stone and stucco façade, eyebrow roof accents, precast stone window and door trims, soffit lighting, upgraded exterior lights, lovely front gardens, patterned concrete driveway trim and walkway to the covered front entrance. With eastern exposure, the home receives abundant natural light throughout the day, and the landscaping remains verdant thanks to the underground sprinkler system. The attached double garage features epoxy flooring, a garage door opener, loft-style storage, a tire rack and a slat wall organizer. Entertain in style and privacy in the beautiful backyard, featuring a large deck with a full-width electric awning, a spacious patio perfect for dining alfresco, a large shed, and a gas hookup for the barbecue.

Recent improvements include a re-shingled roof, re-finished staircase with new metal spindles, re-finished main floor hardwood flooring, new engineered hardwood flooring on the upper level, new custom closet organizer, pot lights and ceiling fan in the primary bedroom, and freshly painted interior throughout (July 2025), updated kitchen with re-finished cabinetry, quartz counters, and stone tile backsplash (2021), and during initial construction the foundation was dug deeper to accommodate nine-foot basement ceilings.

Step inside this customized residence with a fabulous floor plan designed for comfortable family living and entertaining. Sophisticated details abound, with nine-foot ceilings on the main floor and in the basement, hardwood and engineered hardwood floors on two levels, numerous pot lights, and large windows with California shutters throughout. The dining room is ready for formal celebrations, and the family room features wall-to-wall custom cabinetry surrounding the inviting gas fireplace. A chef's dream awaits in the updated kitchen, featuring tons of white cabinetry with crown mouldings, an island with a breakfast bar, a separate walk-in pantry, quartz counters, stainless steel appliances, and a spacious breakfast room with a walkout to the deck and patio. Completing the main floor is a generous office and a 2-piece bathroom. Upstairs, you'll find the handy laundry room, two full bathrooms, and four extra-large bedrooms, including the primary suite, which boasts a luxurious 5-piece ensuite bathroom with a corner soaker tub and separate shower. Head downstairs for family movie night or casual entertaining in the enormous recreation room, with extensive pot lighting, next to the custom bar with dark cabinetry, a full fridge, a bar fridge, and wrap-around seating with granite counters. The convenience of the 3-piece bathroom with a dark-finished vanity and granite counter, an office, a gym, and plenty of storage space enhances functionality.





## MAIN LEVEL



## FOYER

- Double entrance doors with a transom
- Stone-look floor tiles
- Wall opening to the dining room
- Upgraded, re-finished oak staircase with iron pickets and a huge Palladian-style window with custom Silhouette blinds in the mid-upper level landing
- Inside entry to the garage and a double closet in the back hall area







## DINING ROOM (11'6" X 15'0")

- Re-finished hardwood flooring
- Large windows with California shutters
- Stylish modern linear cage-style chandelier





## SPACIOUS KITCHEN™



### KITCHEN (9'0" X 15'4")

- Abundant re-finished white cabinetry
- Extended-height upper cabinets with crown mouldings
- Built-in microwave shelf
- Island with a breakfast bar
- Separate walk-in pantry
- Quartz counters with a dramatic stone subway tile backsplash
- Stone-look floor tiles
- Six pot lights
- Large window above the sink with California shutters
- Stainless steel appliances, including a French door fridge with bottom-mount freezer, an electric range and a built-in dishwasher







## BREAKFAST ROOM (9'6" X 15'4")

- Stone-look floor tiles
- Six pot lights
- Framed wall opening to the family room
- Double garden doors with sidelights and a transom to the outdoor living space



## FAMILY ROOM (14'0" X 18'0")

- Wall-to-wall and floor-to-ceiling built-in custom cabinetry with crown mouldings, storage drawers, media component storage cabinet and upper display shelves
- Gas fireplace with marble surround, a classic white mantel, and prewired for a flat-panel TV above
- Re-finished hardwood floor
- Numerous pot lights
- Oversized window with California shutters







## STUDY/OFFICE (11'6" (8'0") X 11'0")

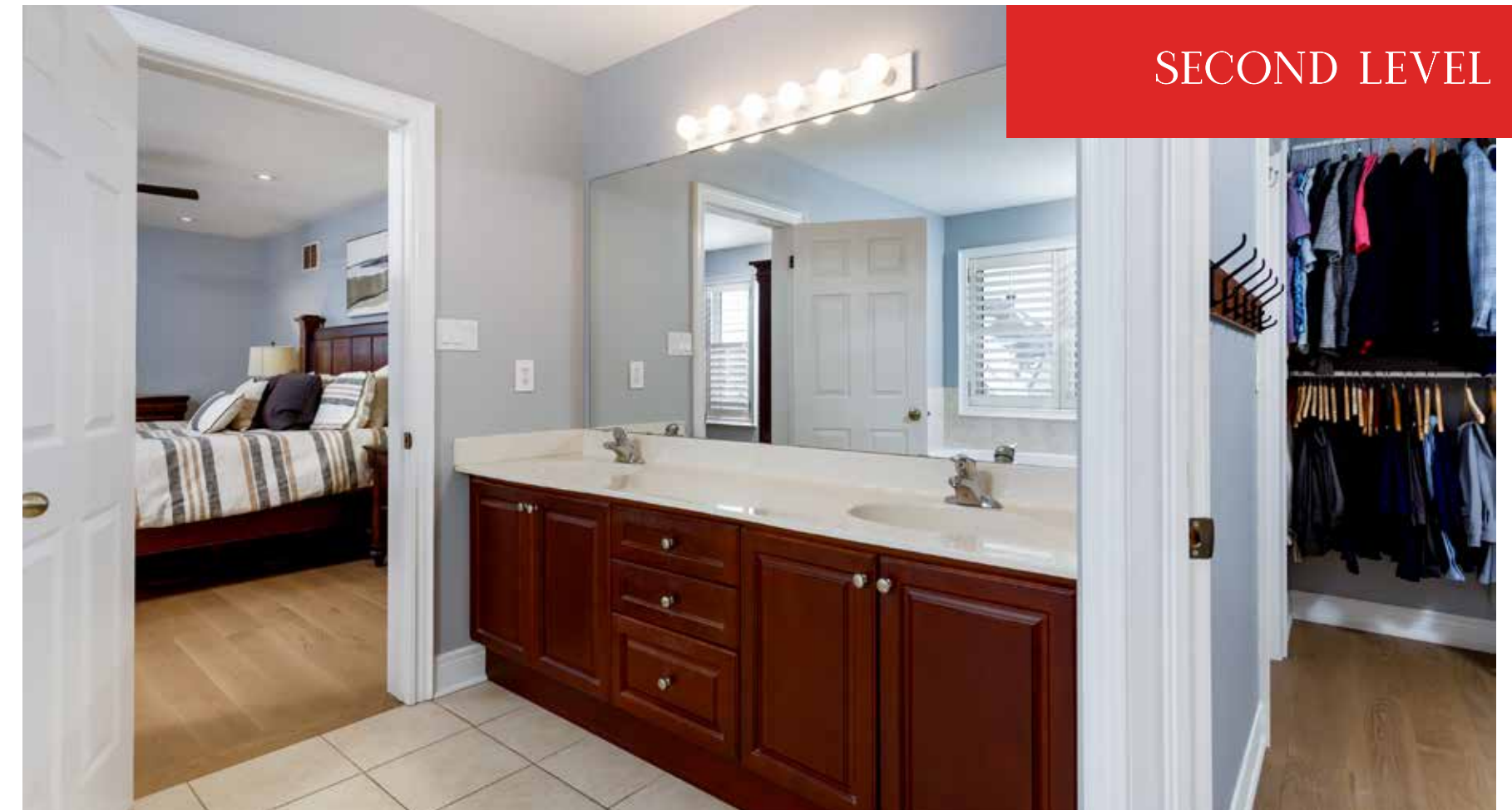
- Re-finished hardwood floor
- Extra-large window with California shutters



## BATHROOM (2-PIECE)

- Neutral floor tiles
- White plumbing fixtures, including a pedestal sink





## SECOND LEVEL



### PRIMARY BEDROOM (18'0" X 13'0")

- Wide-plank natural-finished engineered hardwood floor
- Several new pot lights and a large ceiling fan
- Extra-large walk-in closet with deluxe new organizer with drawers, shelves and double wardrobe hanging space
- Access door directly to the laundry room from the closet

### ENSUITE BATHROOM (5-PIECE)

- Plenty of dark-stained cabinetry with a centre bank of drawers
- One-piece engineered stone counter with two integrated sinks
- Neutral floor tiles
- Separate water closet with a window and California shutters
- Corner soaker tub with neutral tile surround and large window with California shutters above
- Separate shower with neutral tile surround and frameless glass door







**BEDROOM 2 (14'0" X 11'0")**  
**BEDROOM 3 (15'10" X 11'0")**  
**BEDROOM 4 (12'4" X 11'6")**

Three additional spacious bedrooms on the second floor feature wide-plank, natural-finished hardwood floors, double closets and large windows with California shutters. Two of the bedrooms have semi-ensuite privileges with access doors to the main bathroom.



**BATHROOM (4-PIECE)**

The main bathroom offers ample cabinetry, neutral floor tiles, a window with California shutters and a tub/shower combination with neutral tile surround.

**LAUNDRY ROOM**

Neutral floor tiles  
 White upper cabinets  
 Maytag Maxima washer and dryer





## LOWER LEVEL



### RECREATION ROOM (22' X 18'8")

- Abundant pot lighting
- Neutral broadloom
- Decorative column

Huge recreation area, great for entertaining and featuring upgraded soaring 9 ft ceilings

### WET BAR AREA (14'1" X 12'8")

- Wall-to-wall and floor-to-ceiling dark-finished cabinetry
- Granite counters
- Island with wrap-around seating
- Oversized stone-look floor tiles
- Pot lights







## BEDROOM/OFFICE (11'1" X 14'10")

- Neutral broadloom
- Ceiling light fixture
- Double closet

## BATHROOM (3-PIECE)

- Dark-finished cabinetry with a granite counter and an under-mount sink
- Oversized stone floor tiles
- Corner shower with stone-look tile surround with a contrasting inlay and a frameless glass enclosure

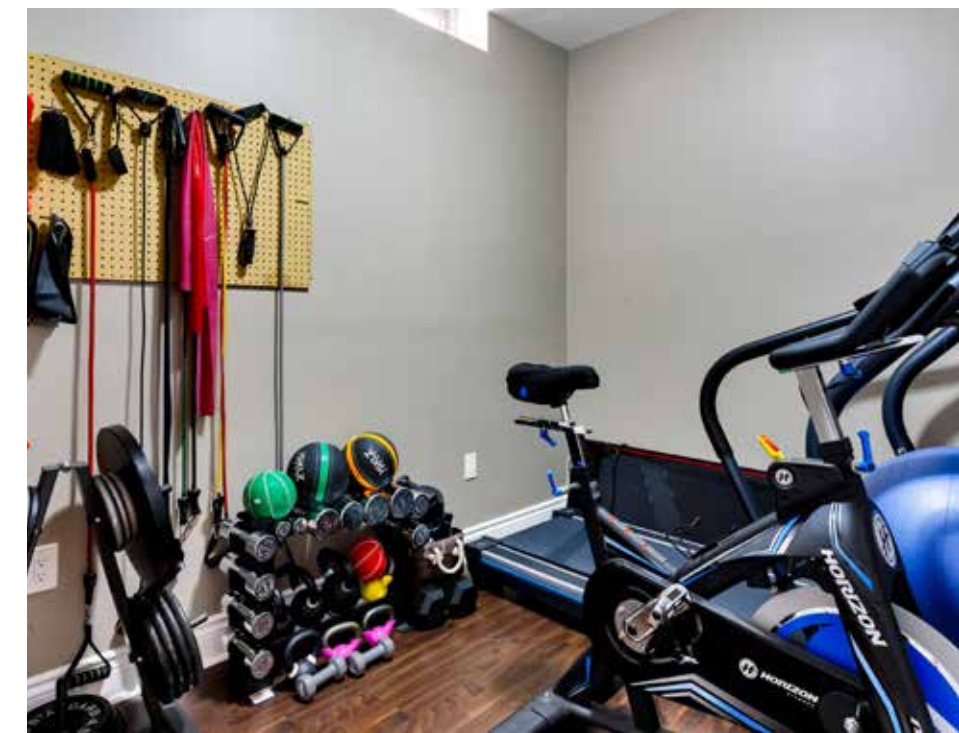


## GYM/OFFICE (6'11" X 10'11")

- Double doors
- Window
- Laminate flooring

## UTILITY (5'1" X 7'3")

## STORAGE (6'11" X 7'9")





SCHOOLS

Elementary

Joshua Creek - English Track - JK - GR08

Munn's - FI - GR02 - 08

ST. Andrew CES - Regular Track - JK - GR08

St. Marguerite d'Youville CES - FI - GR01 - 05

St. Mary CES - FI - GR06 - 08

Our Lady of Peace CES - ExF - GR05 - 08

Secondary

Iroquois Ridge - English Track/FI - GR09 - 12

Holy Trinity CSS - Regular Track/ExF - GR09 - 12

St. Ignatius of Loyola CSS - FI - GR09 - 12



**Inclusions:** Built-in dishwasher, fridge, stove, washer, dryer, all elfs, all window coverings, awning, In ground sprinkler system, gdo, alarm system

**Exclusions:** TV's

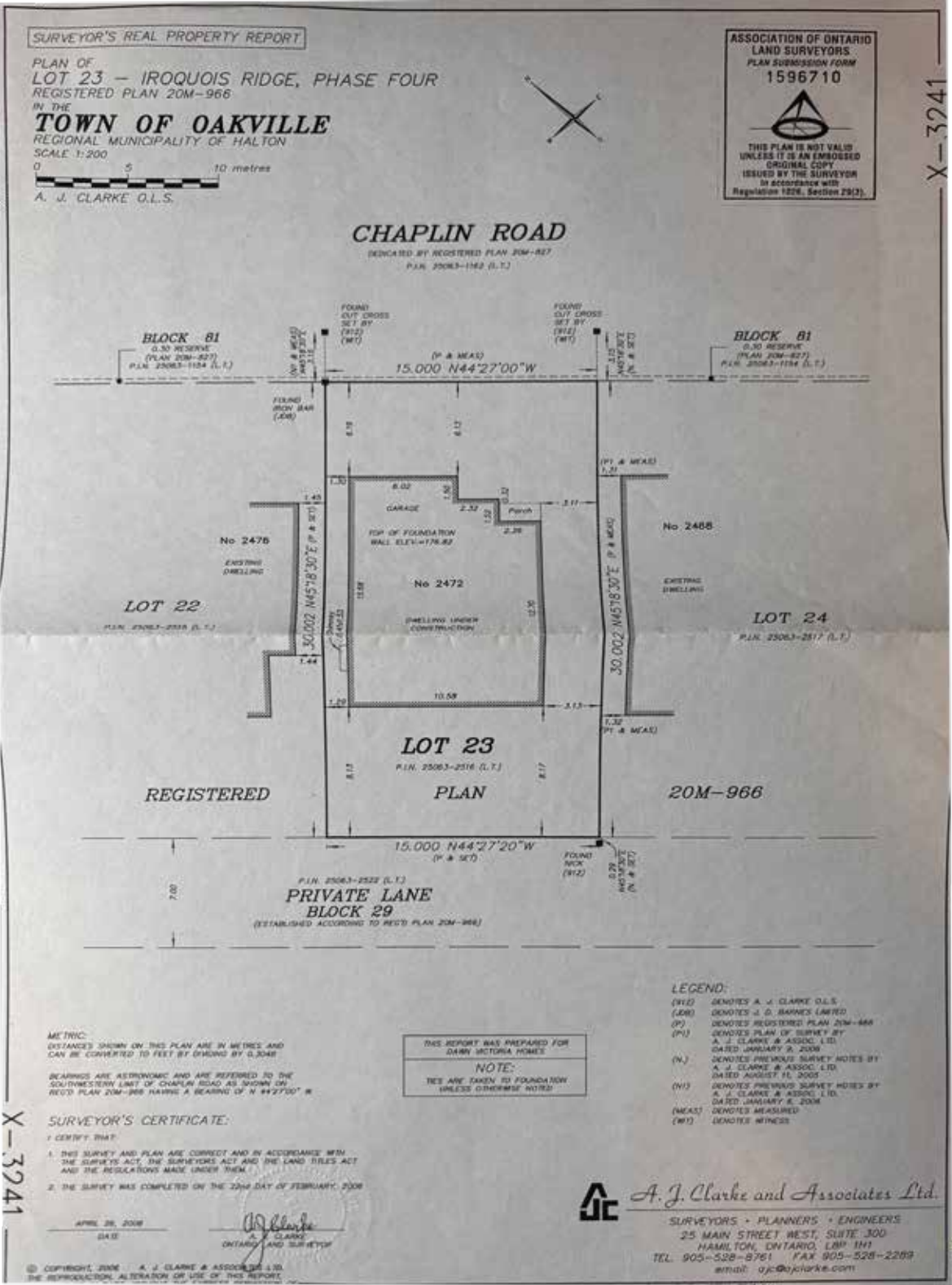
**Taxes:** \$8,280 / 2025



FLOOR PLANS



SURVEY







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Information in this brochure is deemed accurate but not guaranteed.  
School boundaries may change for upcoming school year.